



YAHARA HILLS SUSTAINABILITY CAMPUS

A hub for recreation, environmental education, renewable energy, and innovation of circular economies.

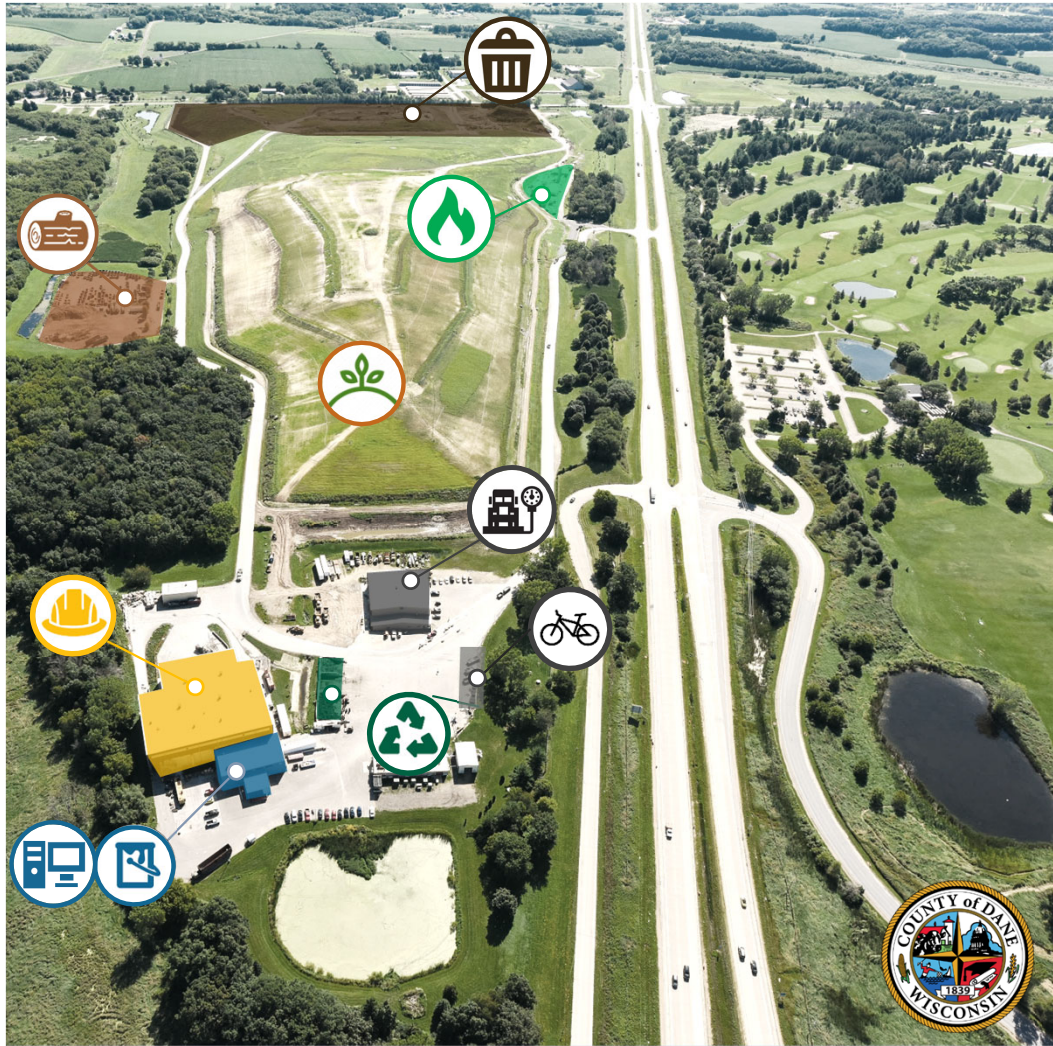
April 21, 2022



Artistic rendering of future reclaimed open space.

ABOUT DANE COUNTY DEPT. OF WASTE & RENEWABLES

-  ACTIVE LANDFILL
-  RECYCLING PROGRAMS
-  CONSTRUCTION AND DEMO RECYCLING
-  CLEAN SWEEP
-  RENEWABLE NATURAL GAS
-  EDUCATION & TOURS



RODEFELD LANDFILL'S TIMELINE

2022

Filling in the last horizontal expansion. Currently seeking a vertical expansion approval from Wi Dept of Natural Resources

2027

Rodefeld Landfill closes without a vertical expansion.

2030

Rodefeld Landfill is at maximum capacity.



First bloom of the Rodefeld Landfill's native prairie final cover.

OLD PARADIGM

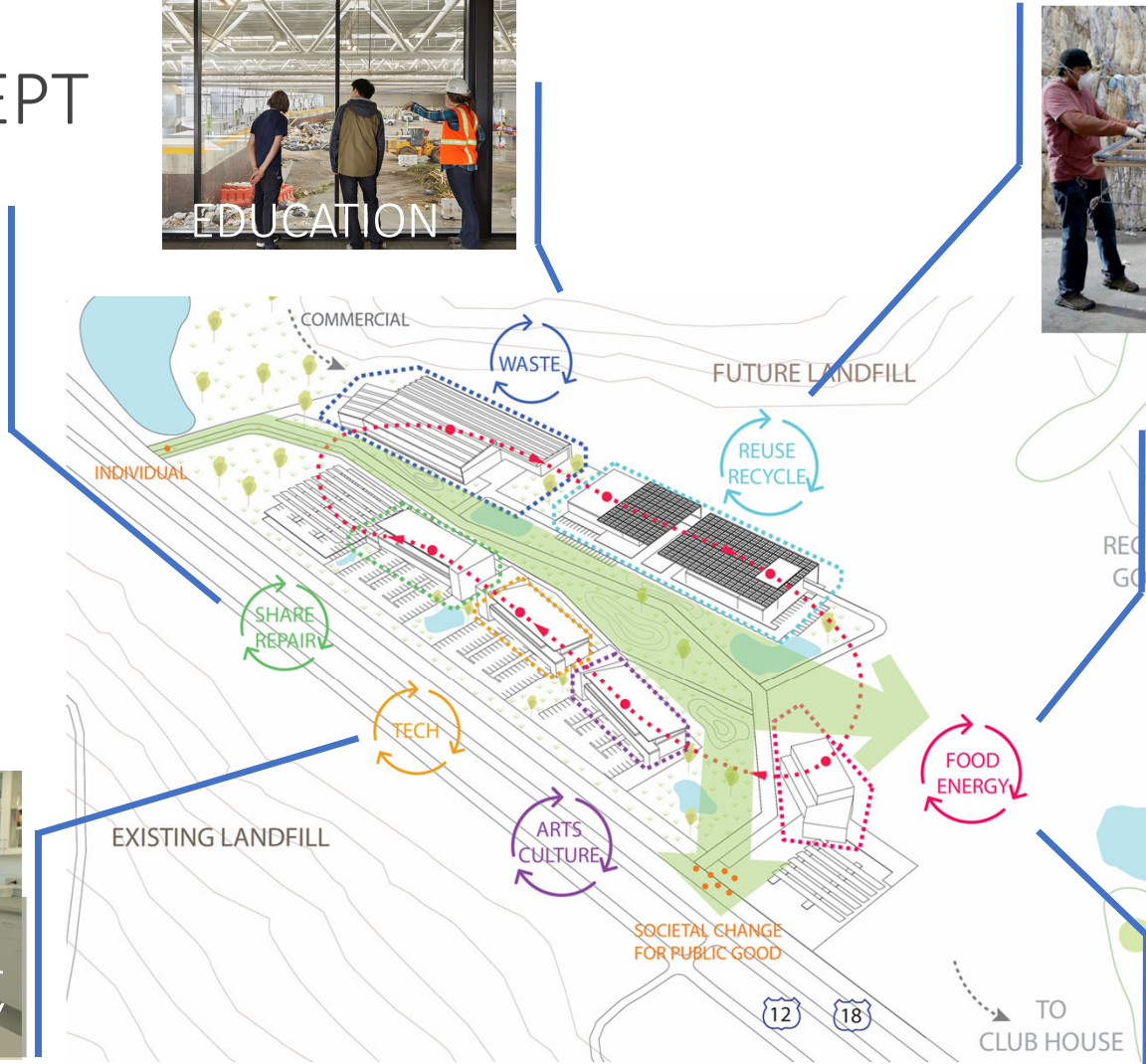
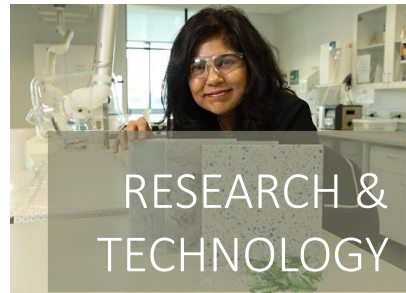
- Waste is a liability
- Minimal business activities
- Zero energy generation
- No cultural or social significance, a place to avoid

THE VISION

- Waste is a resource
- Innovative social hubs and business activity
- Landfill gas to energy projects and other renewable energies
- Well planned space with recreation before, during and after landfiling



THE CONCEPT



FEEDBACK SO FAR

- Alternative Locations
- Traffic Routes & Impacts
- Odors & Nuisance Conditions
- Opportunities for Engagement
- Compensation & Local Negotiated Agreement



SITE SELECTION

- No other sites being considered
- Proximity to urban service area and current site
 - Job access
 - Waste hauling distance
 - Existing infrastructure
- Access to major roadways
- Topography, geology, hydrology, etc
- Setbacks to wetlands, wells, screening, etc
- Public utilities available
 - Important for sustainability campus businesses



TRAFFIC ROUTES

- Cty Hwy AB Interchange work to begin in 2022
- 2 site entrances to keep residential traffic and heavy truck traffic separate
- Haul routes limited to 12/18 and highways
- Safety and minimizing impacts key drivers

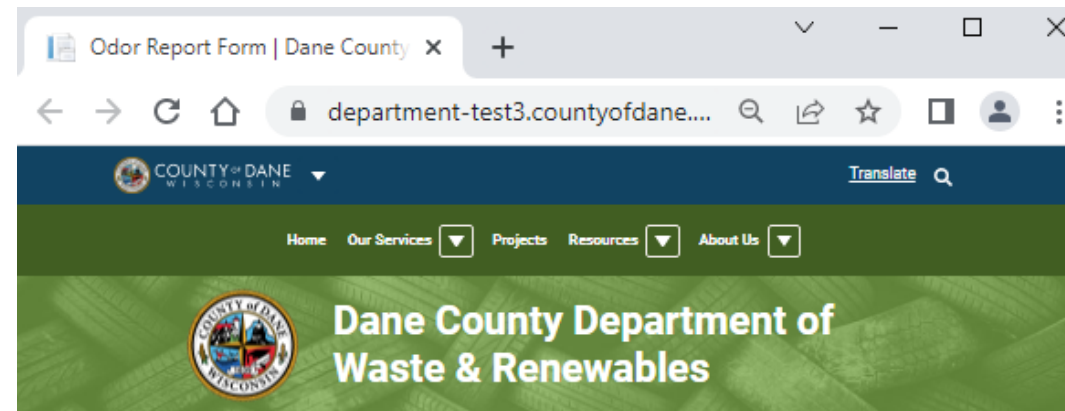


ODORS

- More transparency of issues
- Easier more accessible way to report odors
- Less odors!

WHAT WE ARE DOING

- Odor reporting website currently being tested
- More frequent and routine communication with neighbors if there are known issues
- Continue to invest in odor mitigation infrastructure



Report an Odor

We are committed to doing everything possible to minimize odors, and your feedback is a critical part of this work. We thank you for taking the time to report any odor issues you may be experiencing.

First Name *

Last Name *

Phone Number

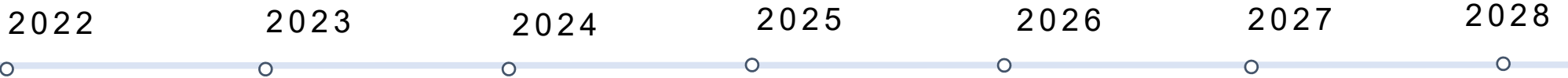
Home Address

Date of the Odor (MM/DD/YYYY) *

Estimated Start Time of Odor *

<https://department-test3.countyofdane.com/OdorReport/Index>

TIMELINE & OPPORTUNITIES FOR ENGAGEMENT



CITY OF MADISON APPROVALS

LAND SALE ●

● LAND USE APPROVALS

CAMPUS PLANNING

CAMPUS/BUSINESS PARK MASTER PLANNING

STAKEHOLDER ENGAGEMENT

RFPs FOR CAMPUS TENANTS

EDUCATION CENTER CONSTRUCTION

LANDFILL & COMPOST PERMITTING & CONSTRUCTION

INITIAL SITE WORK

PHASE 2 DESIGN & FR ●

PHASE 3 DESIGN AND POO

LF CONSTRUCTION

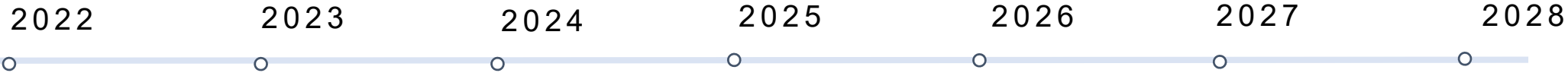
LOCAL NEGOTIATIONS

COMPOST CONSTRUCTION

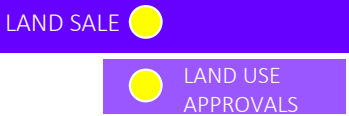
COMPOST OPERATION

Items in yellow or ● yellow circle designate opportunities for public comment and/or engagement

CITY AND COUNTY APPROVALS



CITY/COUNTY APPROVALS



LAND SALE AGREEMENTS

- City Finance Committee – April 25
- Common Council – May 10
- County Personnel and Finance – May 23
- County Board – June 2

LAND USE APPROVALS

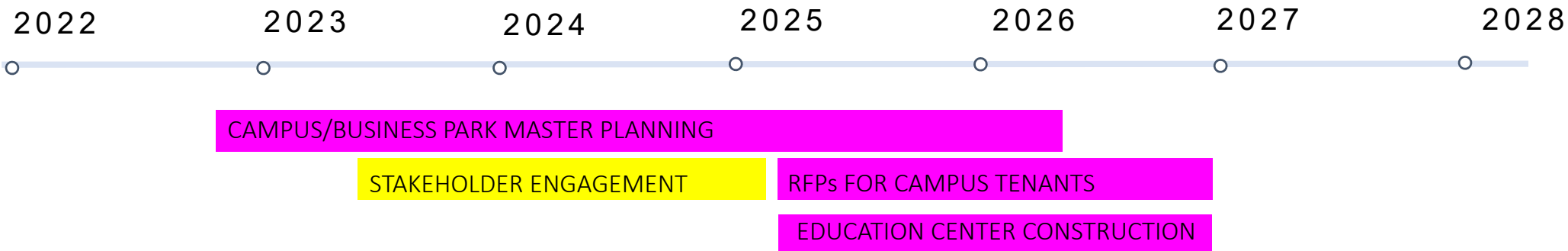
NEIGHBORHOOD DEVELOPMENT PLAN AMENDMENT

- Plan Commission – April 25
- City Finance Committee – April 25
- Common Council - May 10

REZONING APPLICATION

- Submit to City Summer 2022

CAMPUS MASTER PLANNING



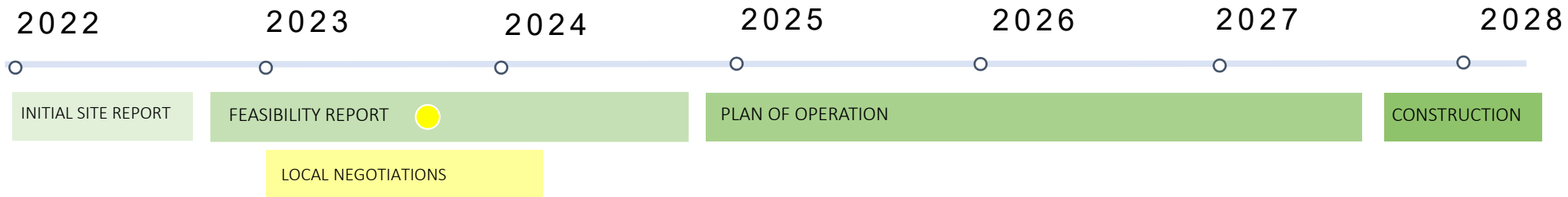
MASTER PLANNING

- County to hire a third party consultant to design and plan for the Campus
- City staff to be involved
- Develop measurable goals and objectives for the campus
- Economic assessment and business planning for waste diversion businesses
- Attraction and marketing towards tech, emerging waste management, and other industry partners

STAKEHOLDER ENGAGEMENT

- Third party to facilitate community engagement campaign
- Determine needs of the community
 - Makers space
 - Community space
 - Businesses
 - Recreation planning for Rodefild and Yahara Site

LANDFILL PERMITTING & CONSTRUCTION



INITIAL SITE REPORT

April 2022 – October 2022

Wisconsin Department of Natural Resources (WDNR) representatives visit the site and make preliminary determination if it is suitable relative to waterbodies, parks, roads and other physical features of the landscape.

Dane County will provide information on the geology and land use as well as the basic concept of the proposed landfill.

In response to the initial site report, WDNR staff provide the applicant with an opinion on the suitability of the site for landfill development.

FEASIBLY REPORT

October 2022- Est. 2025

Dane County will next prepare and submit a feasibility report that contains more detailed site information and data on the geology and hydrogeology of the site. This step also includes more detailed design of the facility.

Additionally, there is an evaluation of the need or necessity of the proposed landfill and potentially a study of alternative options.

This step includes a public comment period following submittal of the report.

LOCAL NEGOTIATED AGREEMENT

Est. 2023

The local negotiated agreement process is an opportunity for affected parties to negotiate directly with a landfill owner on a variety of topics including but not limited to:

- Access and haul routes,
- Mitigation of nuisances
- Procedures for reporting and correcting excess nuisances,
- Hours of operation,
- Environmental monitoring,
- Limitations to the site,
- Final use of the site, and
- Property compensation.

PLAN OF OPERATION

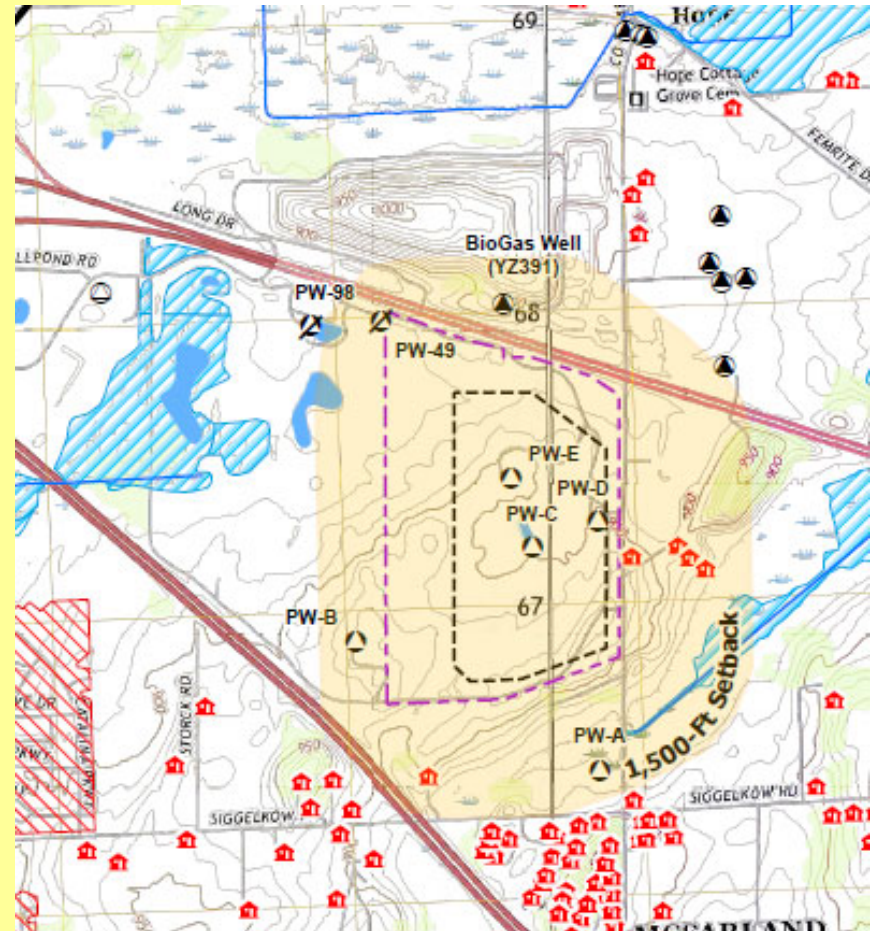
Est. 2025-2027

After completion of the Feasibility Report, Dane County will provide a detailed design, construction specifications, operational procedures, monitoring requirements, and a plan for constructing and financing the landfill's closure and long-term maintenance.

Once a Plan of Operation is approved by the WDNR, construction can begin.

LOCAL NEGOTIATED AGREEMENT Est. 2023-2024

- Process required by Wisconsin State Statute
- Allows for municipalities and affected parties located within 1,500 feet of limits of waste to negotiate directly with landfill owner
 - City of Madison
 - Town of Cottage Grove
 - Landowners
 - Others as approved by Negotiating Committee
- Current Rodefeld agreement recently approved outlines:
 - Assessment of potential impacts to properties
 - Compensation levels
 - Hours of operation, traffic routes
 - Various other operating requirements



COMPENSATION FOR CURRENT IMPACTS

- Third party assessment of potential impacts
 - Line of site
 - Odors
 - Other impacts
- Compensation for impacts comes in form of:
 - Direct payments
 - Property value guarantees

